



GRASSROOTS
REALTY GROUP

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120, 25 Richard Place SW
Calgary, Alberta

MLS # A2329647



\$240,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: mirror mounted to wall

Welcome to this fantastic 629 sq. ft. one-bedroom, one-bathroom condo in Lincoln Park, ideally located within walking distance of Mount Royal University with an excellent selection of nearby amenities. Situated on the ground floor, this west-facing unit offers a spectacular 195 sq. ft. private patio overlooking the beautifully landscaped courtyard—the perfect place to soak up the afternoon sun, read a book or unwind at the end of the day. Inside, the thoughtfully designed layout feels bright, spacious and incredibly functional. The open-concept kitchen features stainless steel appliances, granite countertops, subway tile backsplash, new lighting and a dedicated dining area before meeting the generously sized living room, complete with a cozy gas fireplace and large windows. Brand-new flooring runs throughout the home, giving the space a fresh and updated feel. The front closet has been cleverly converted into a built-in workspace, adding flexibility for anyone working or studying from home, while still offering the option to easily return it to a traditional closet. The spacious bedroom, large enough for king-sized furniture, includes a walkthrough closet with direct access to the updated four-piece bathroom. A separate laundry room features a new stacking washer and dryer, along with plenty of additional storage space. Residents enjoy access to an impressive collection of building amenities, including a beautiful central courtyard, dedicated fitness centre, party room and library space, visitor parking and a convenient car wash. Whether you are searching for your first home, a smart investment near Mount Royal University or a comfortable downsizing opportunity, this well-appointed unit and pet-friendly building offers exceptional value in a highly convenient location.

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